

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/0403

Full Planning Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex, RH13 6NZ

RESOLVED:

At its meeting on **7th July 2026**, Planning Committee resolved to approve full planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of the Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

Since the committee resolution to approve, the section 106 legal agreement has now been completed securing the following:

- Biodiversity Net Gain (BNG)
- Diversion of footpath 1708 prior to occupation of the Anaerobic Digester Phase
- Culvert Works Prior to Occupation of the Jackson's Farm Phase
- Travel Plan Monitoring Fee

Conditions 32, 33, 62, 63, 86 and 87 pertaining to drainage have been amended to ensure each condition clearly states which development phase is referred too. These changes have been agreed in consultation with the applicant.

It is noted that all conditions have been agreed by with the Local Ward Member, Chair and Vice-Chair as required by the Committee resolution.

A final list of approved plans subjection to Condition 1 on the Decision Notice is as follows.

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Site	2024/PL10 REV C	17.03.2025
Location plan	Existing and Proposed	2024/PL8 REV C	12.08.2025
Location plan	Overall	2025/PL1 REV A	17.03.2025
Site plan	Existing and Proposed Jacksons Farm	259101-109	22.08.2025
Block plan	Proposed - Jacksons Farm	259101-102	17.03.2025
Site plan	Proposed site plan - Jacksons Farm	259101-110	22.08.2025
Site plan	Site Layout Plan As Existing (Stonehouse)	2024/PL01 REV C	17.03.2025
Plans	Existing Office	2024/PL02	02.04.2025
Plans	Existing Barn	2024/PL2 REV A	02.04.2025
Plans	Proposed Warden/Manager Accommodation	2024/PL03 REV A	17.03.2025
Plans	Existing Barn	2024/PL3	17.03.2025
Plans	Commercial Building 1 As Existing	2024/PL04 REV A	17.03.2025
Plans	Existing Topographical Survey	2024/PL4	17.03.2025
Plans	Commercial Building 1 As Proposed	2024/PL05 REV A	17.03.2025
Plans	Proposed Commercial Building 2	2024/PL5 REV D	17.03.2025
Plans	Commercial Building 2 As Existing	2024/PL06 REV A	17.03.2025
Plans	Proposed Commercial Building	2024/PL6 REV D	17.03.2025
Plans	Commercial Building 2 As Proposed	2024/PL07 REV A	17.03.2025
Site plan	Site Layout Plan As Proposed	2024/PL7 REV D	12.08.2025
Plans	Proposed Commercial Building 3	2024/PL08 REV A	17.03.2025
Plans	Existing - Commercial Building 4	2024/PL09	17.03.2025
Location plan	Existing and Proposed	2024/PL11 REV A	17.03.2025

Plans	Proposed -Commercial Building 4	2024/PL12	17.03.2025
Supporting Statement	Biodiversity Net Gain Assessment	CSA/6746/06 REV E	01.08.2025
Supporting Statement	Ecological Impact Assessment	CSA/6746/08 Rev D	11.08.2025
Supporting Docs	BNG Metric - Jacksons Ridge v2	BNG Metric - Jacksons Ridge v2	01.08.2025
Supporting Statement	Arboricultural Impact Assessment	Arboricultural Impact Assessment: 5975	February 2025
Plans	Existing Building 1	259101-103	17.03.2025
Plans	Existing Building 2	259101-104	17.03.2025
Plans	Existing Building 3	259101-105	17.03.2025
Plans	Existing Building 5	259101-106	17.03.2025
Location plan	Existing - Jackson's Farm	259101-101	22.08.2025
Site plan	Existing - Jacksons Farm	259101-108	17.03.2025
Plans	Existing Street Scene - Jacksons Farm	259101-107	17.03.2025
Supporting Docs	Letter from 259101-107 Acoustic South East	Energy and Sustainability Statement	17.03.2025
Supporting Statement	Transport Technical Note	DS/OT/ITS19302-007ATN	17.03.2025
Supporting Statement	Transport	ITS19302-008A	17.03.2025
Supporting Statement	Preliminary Ground Contamination Risk Assessment Report x 3	R16577 REV 2	17.03.2025
Supporting Statement	Flood Risk Assessment and Drainage Strategy	PART 1 REV C	17.03.2025
Supporting Statement	Flood Risk Assessment and Drainage Strategy	PART 2 REV C	17.03.2025
Plans	Proposed Elevations - Plot A Jacksons Farm	259101-114 REV A	04.09.2025

Plans	Proposed Elevations - Plot B Jacksons Farm	259101-115 REV A	04.09.2025
Plans	Proposed Elevations - Plot C Jacksons Farm	259101-116 REV A	04.09.2025
Plans	Proposed Floor and Roof Plans Plot A - Jacksons Farm	259101-111 REV A	17.03.2025
Plans	Proposed Floor and Roof Plans Plot B - Jacksons Farm	259101-112 REV A	17.03.2025
Plans	Proposed Floor and Roof Plans Plot C - Jacksons Farm	259101-113 REV A	17.03.2025
Plans	Proposed Garage Plans Plots A,B and C - Jacksons Farm	259101-117 REV A	17.03.2025
Plans	Proposed Street Scene - Jacksons Farm	259101-118	17.03.2025
Plans	Proposed Street Scene - Jacksons Farm	259101-119 REV C	04.09.2025
Details plan		ITS19302 GA 009 Rev A	30.07.2025
Supporting Docs		ITS19302-012	30.07.2025
Supporting Docs	BNG Metric- Stonehouse Business Park v2	BNG Metric- Stonehouse Business Park v2	01.08.2025
Supporting Docs	BNG Metric - Anaerobic Digester (AD) Plant and Main Livestock Building V5	BNG Metric - Anaerobic Digester (AD) Plant and Main Livestock Building V5	01.08.2025
Supporting Docs	BNG Metric - Combined sites	BNG Metric - Combined sites	01.08.2025
Supporting Docs	Acoustic South East - Planning Noise Assessment – Change of Use	J3958	26.02.2025
Supporting Docs	Acoustic South East - Retention of Temporary Planning Consent	J3779	26.02.2025
Supporting Docs	Protected Species Precautionary Working Methods Statement	CSA/6746/12	July 2025
Supporting Docs	Noise Impact Assessment – Variation of Planning Condition	J3958	30/04/2026

Plans	Site Layout Plan and Land Use As Proposed	2024/PL7 Rev C	05/06/2026
Supporting Docs	QUANTITATIVE GROUND CONTAMINATION RISK ASSESSMENT REPORT	R17095	24/04/2026
Supporting Docs	PRELIMINARY GROUND CONTAMINATION RISK ASSESSMENT REPORT STONEHOUSE	R16575	24/04/2026
Supporting Docs	Site Investigation Proposal: Jacksons Farm (Lot 9)	Ref: C17195/Lot9-SIProp	24/04/2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Site-wide Masterplan	CSA/6746/111 REV 1	17.03.2025
Photos	3D images	NONE REV B	17.03.2025
Photos	3D images	NONE REV B	17.03.2025
Design & Access Statement		002025/DO01	17.03.2025
Supporting Statement	Energy and Sustainability	NONE REV 1	17.03.2025

Following the above considerations it is considered permission can be granted.

Case Officer: Sam Whitehouse	Date: 11/08/2026
Authorising Officer: Emma Parkes	Date: 17/08/2026